



Brakesmead, Leamington Spa, CV31 3RR

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 16th MAY - DEPOSIT ALTERNATIVE AVAILABLE - GARAGE INCLUDED **

This well-presented two-bedroom semi-detached home is ideally located, with the train station easily accessible by foot, excellent transport links with close proximity to M40 corridor and A46.

The accommodation briefly comprises an entrance hall with high-quality laminate flooring, leading into a spacious lounge with patio doors opening onto a large, predominantly decked garden—perfect for outdoor enjoyment. There is also a modern kitchen fitted with appliances (fridge/freezer and washing machine).

To the first floor are two generously sized double bedrooms and a contemporary family bathroom, complete with a full suite including a shower over the bath.

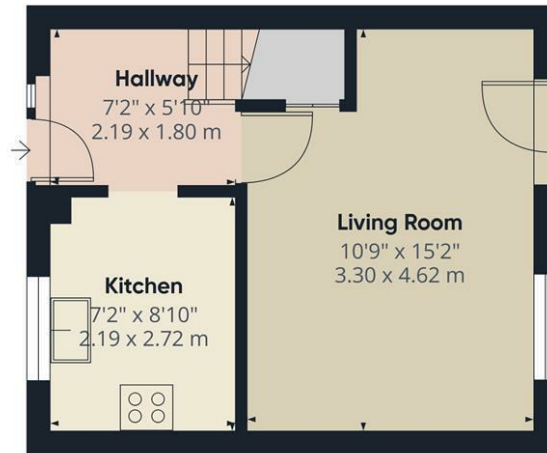
Externally, the property benefits from driveway parking for two cars, with additional on-street parking available if required, as well as a garage. This home is offered UNFURNISHED. Energy rating D. Council tax band C.



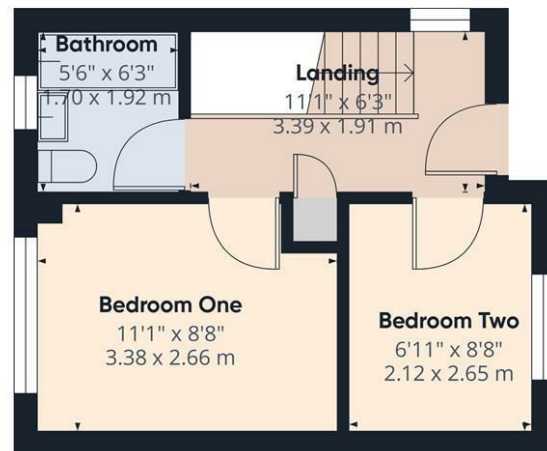


Key Features

- Semi-Detached
- Unfurnished Property
- Gas C/H
- Rear Garden
- 2 Bedrooms
- Sorry, No Pets Allowed



Ground Floor



Floor 1

Approximate total area⁽¹⁾
511 ft²
47.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



£1,295 PCM